



MISSION ROCK

BAY CONSERVATION AND
DEVELOPMENT COMMISSION
DRB Submittal | 11.22.2016

INTRODUCTION

Site Location



INTRODUCTION

Site Photos



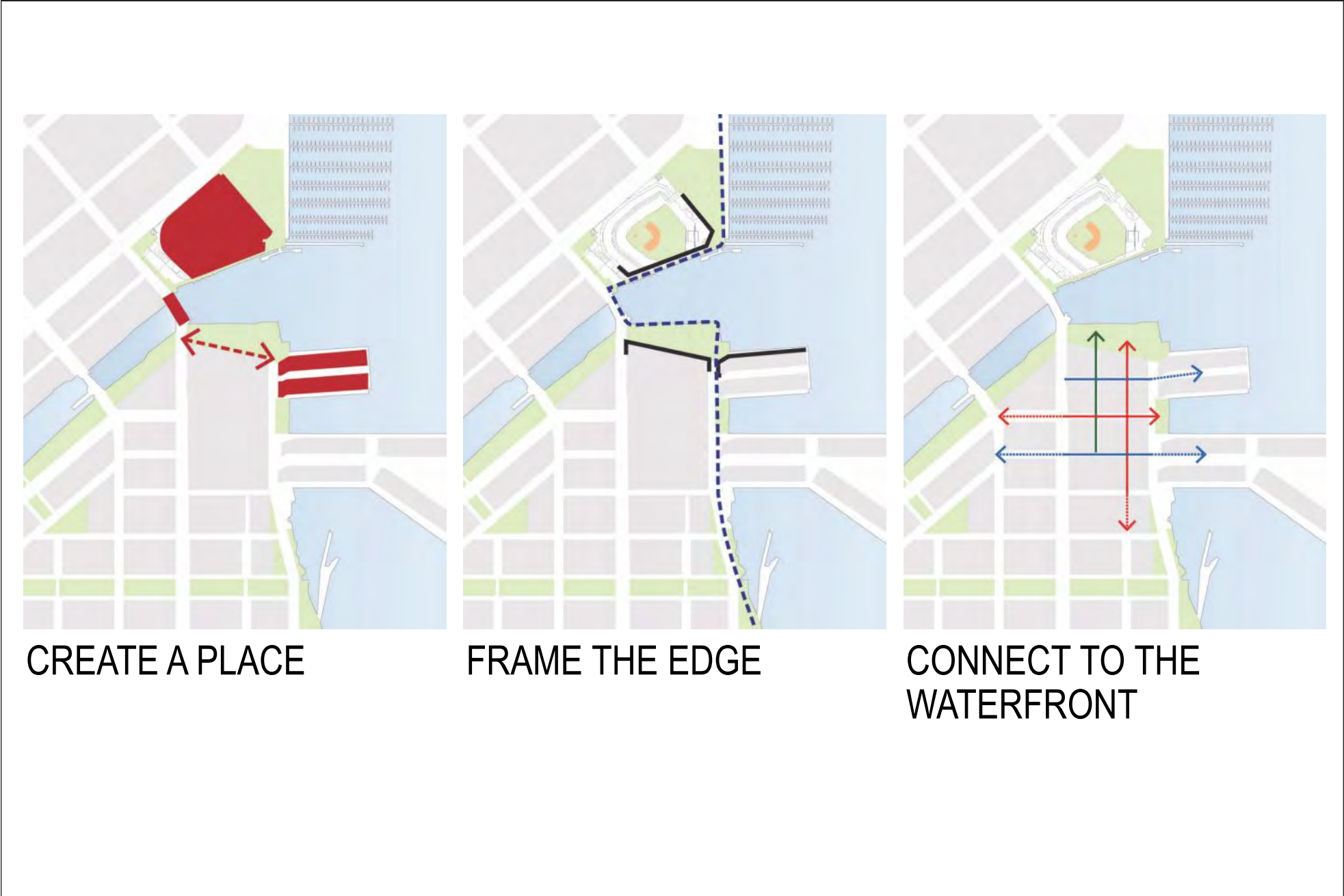
INTRODUCTION

Open Space Network



INTRODUCTION

Site Planning Approach



PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Land Use

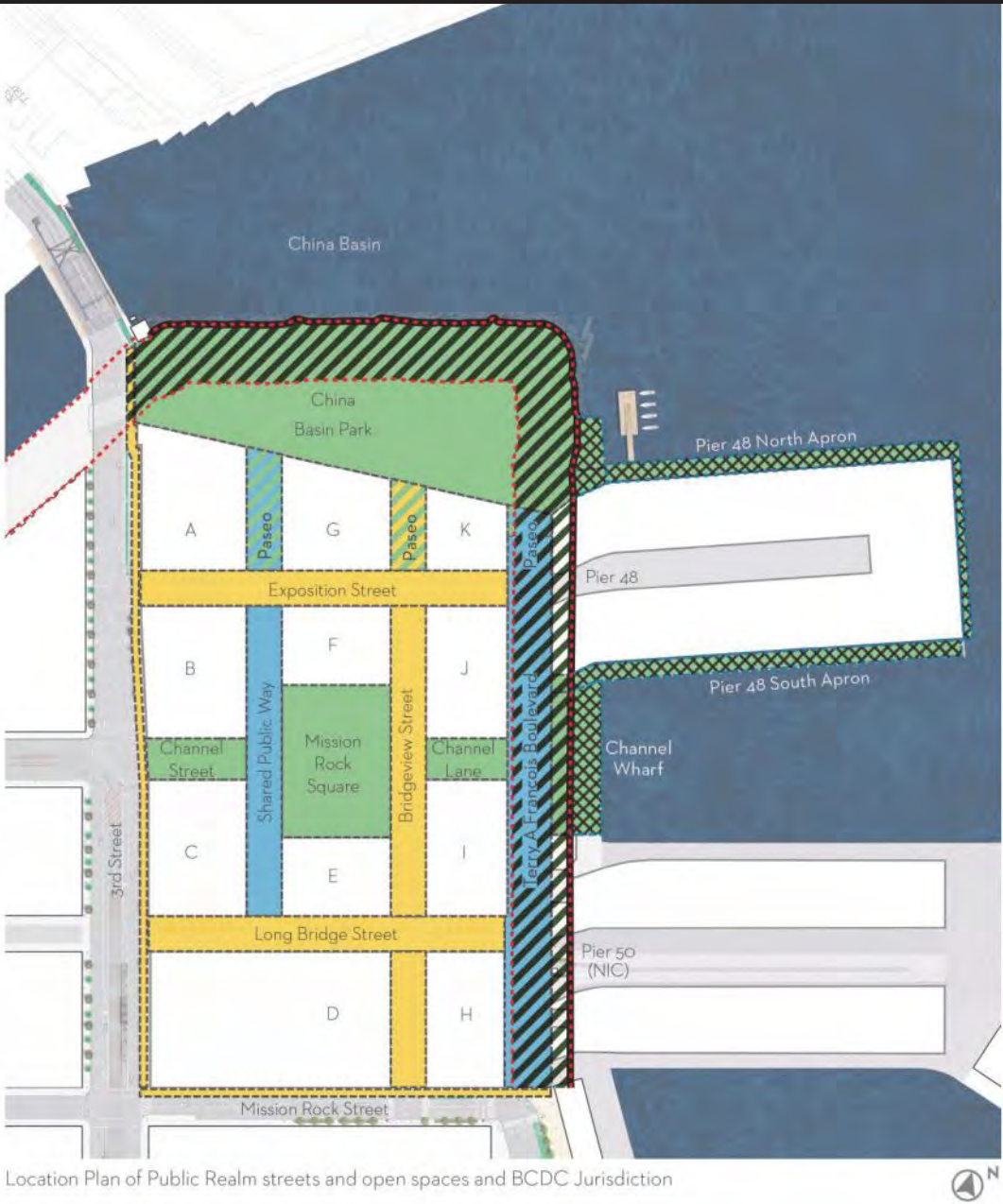


PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Public Realm

BCDC 100' Shoreline Band includes:

- Terry A Francois Blvd
- China Basin Park
- Channel Wharf
- Pier 48 Aprons



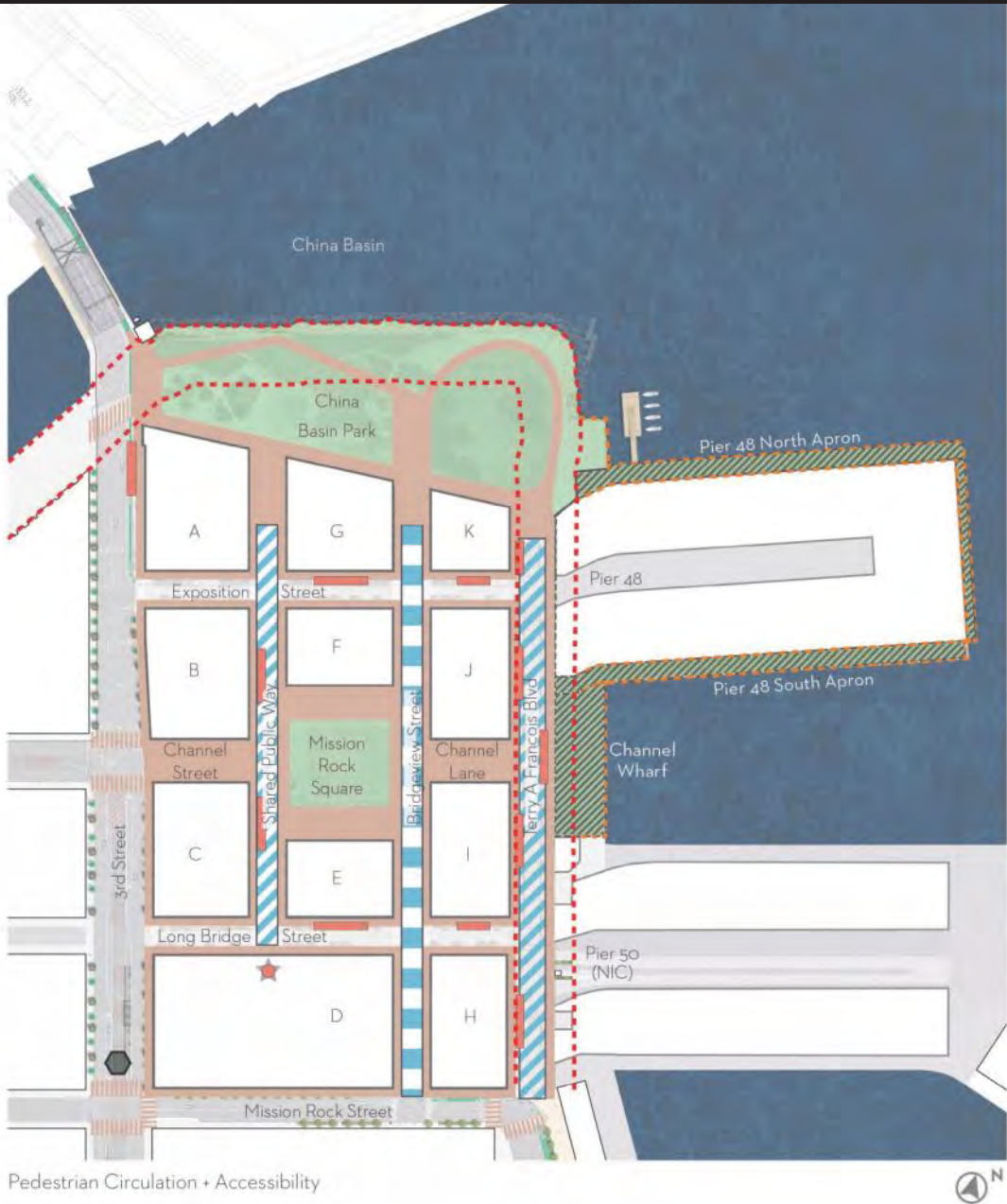
Location Plan of Public Realm streets and open spaces and BCDC Jurisdiction

PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Pedestrian Circulation

LEGEND: PEDESTRIAN CIRCULATION + ACCESSIBILITY

- Open Space
- Open Space/Maritime Use
- Sidewalks + Major Pedestrian Routes
- Accessible Loading Locations
- Significant Pedestrian Connection: Shared Street with Flush Curbs
- Significant Pedestrian Connection: Neighborhood Street with Reduced-Height Curb
- Crosswalks (off-site)
- Interior Accessible Drop-Off/Parking
- MUNI metro stop
- 100' Shoreline Band
- Open Space over water (e)

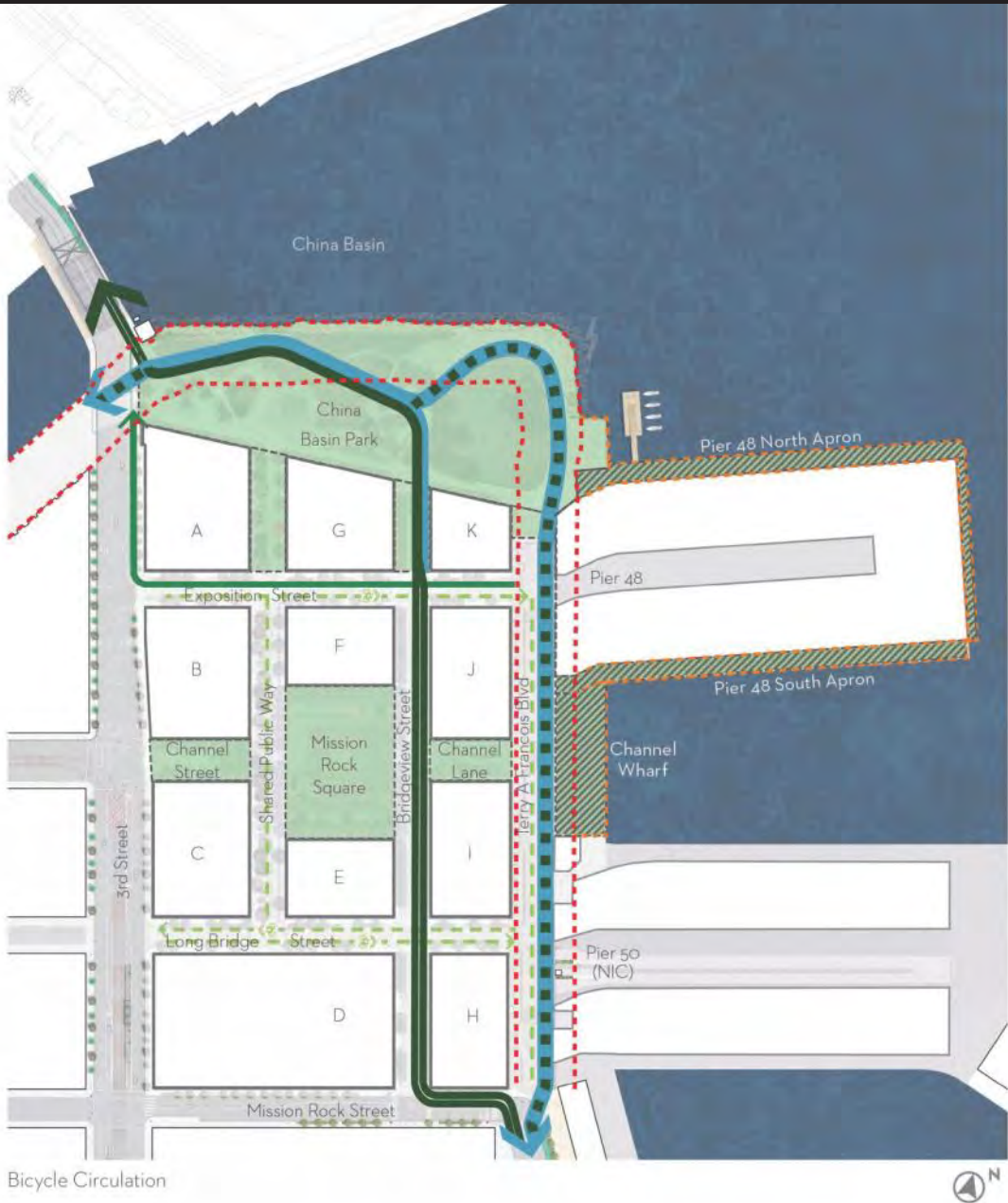


PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Bicycle Circulation

LEGEND: BICYCLE CIRCULATION NETWORK

- Blue Greenway: China Basin Park (Primary N-S Bicycle Connection; Multi-Use Trail)
- Protected Cycle Track: Bridgeview + Mission Rock Streets (Primary N-S Bicycle Connection)
- Blue Greenway: Terry A Francois Blvd and China Basin Park (Multi-Use Trail)
- Class II Bike Lane
- Sharrows / Shared Travelway
- Open Space
- Open Space/Maritime Use
- 100' Shoreline Band
- Open Space over water (e)



PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Vehicular Circulation

LEGEND: VEHICULAR CIRCULATION NETWORK

- Open Space
- Open Space/Maritime Use
- Shared Street (No Street Parking)
- 2-Way Street (No Street Parking)
- Paseo
- Direction of 1-Way Traffic
- Shared Site Parking Location
- Stop Sign: All-Way
- Stop Sign: Two-Way
- Existing Signalized Intersection
- Proposed Signalized Intersection
- 100' Shoreline Band
- Open Space over water (e)

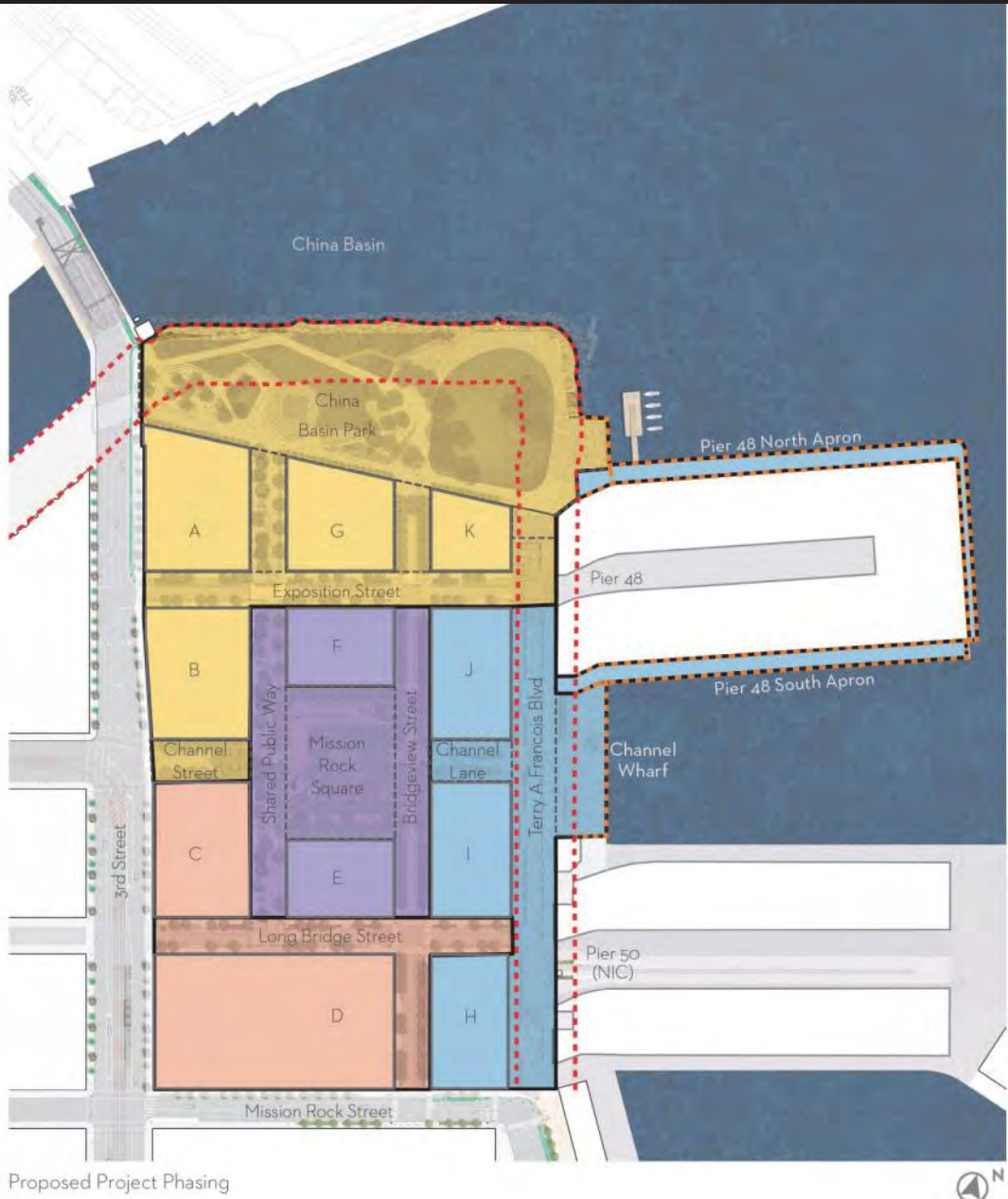


PEDESTRIAN + NEIGHBORHOOD EXPERIENCE

Phasing

LEGEND: PROPOSED PROJECT PHASING

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- 100' Shoreline Band
- Open Space over water (e)



SEA LEVEL RISE ADAPTATION

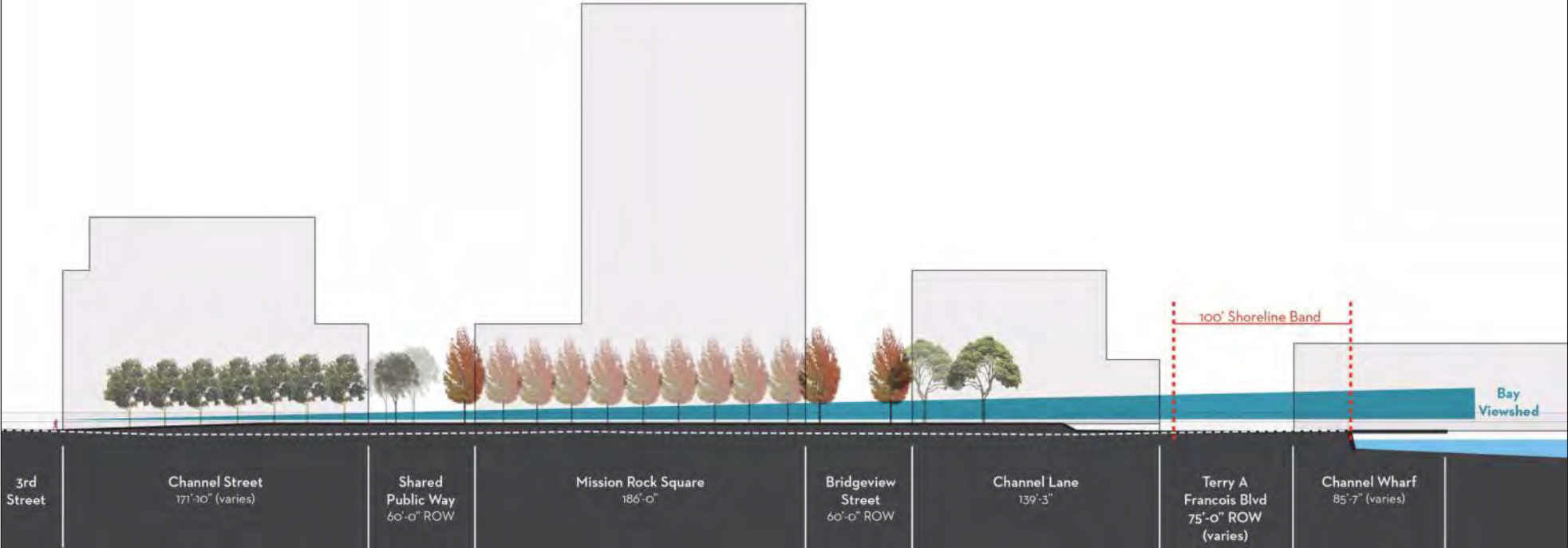
Site Grading



SEA LEVEL RISE ADAPTATION

East-West Site Section

Elevation Change: about 4' from 3rd Street to Mission Rock Square
- High first branching height preserves views to Bay



SEA LEVEL RISE ADAPTATION

Elevated Walkway at Raised Building Slab



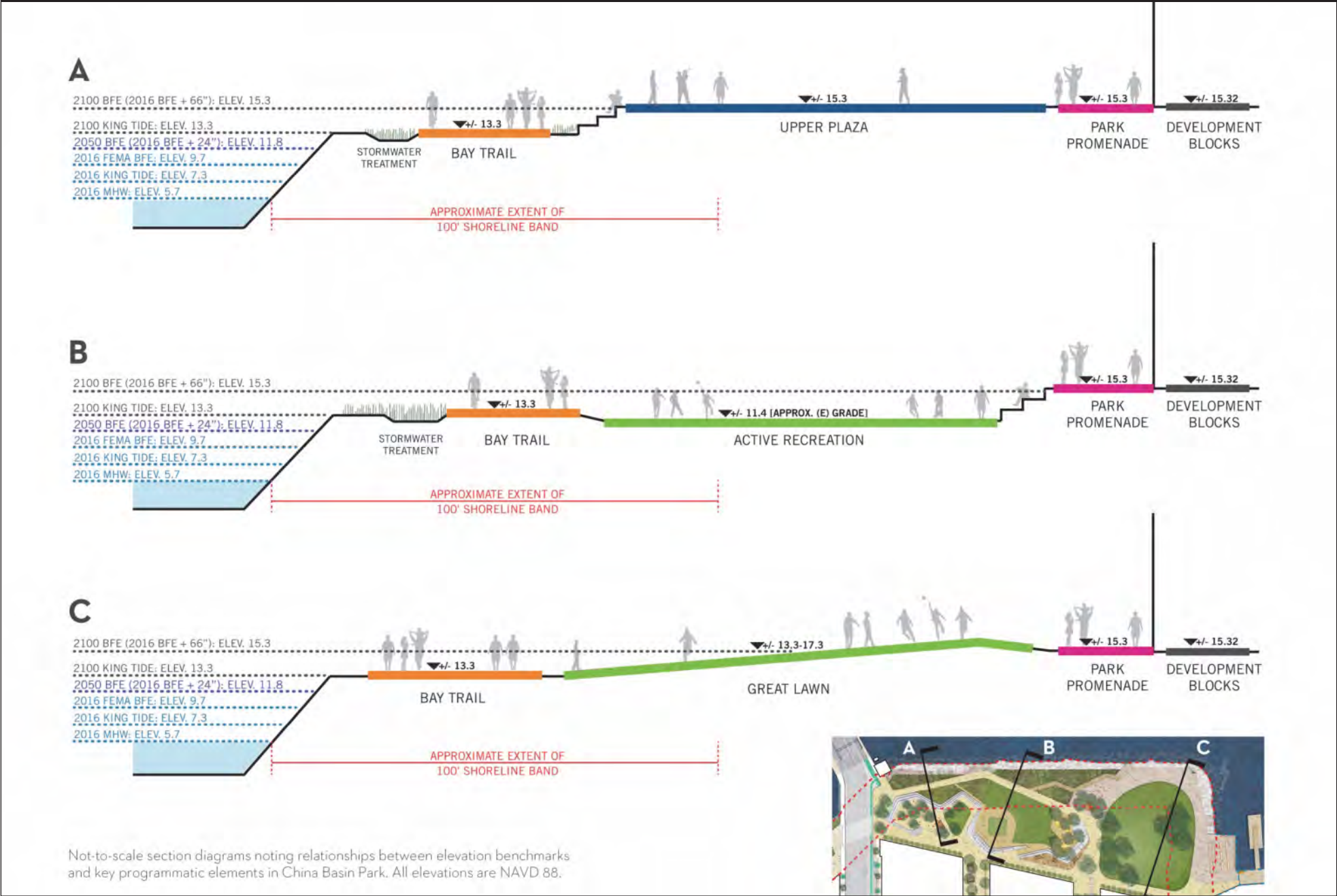
SEA LEVEL RISE ADAPTATION

Elevation Benchmarks

ELEVATION BENCHMARKS:		
Mean High Water (MHW):	94.3 MBD	5.7 NAVD 88
2016 King Tide:	96.0 MBD	7.3 NAVD 88
2016 Base Flood Elevation (BFE), Vicinity:	98.4 MBD	9.7 NAVD 88
2050 BFE*:	99.4-100.5 MBD	10.7-11.8 NAVD 88
2100 BFE*:	101.5-103.9 MBD	12.8-15.3 NAVD 88
PROPOSAL:		
Bay Trail (Terry A Francois Blvd):	(e) grade	(e) grade
Bay Trail (China Basin Park):	102.0 min MBD	13.32 min NAVD 88 (6' freeboard from 2016 King Tide)
Development Parcels:	104.0 min MBD	15.32 min NAVD 88 (5.5' freeboard from 2016 BFE)
* FEMA Base Flood Elevation (BFE) used instead of MHW for 2050 and 2100 sea level rise elevations because site is not exposed to 100-year storm waves, even at higher than MHW tides.		

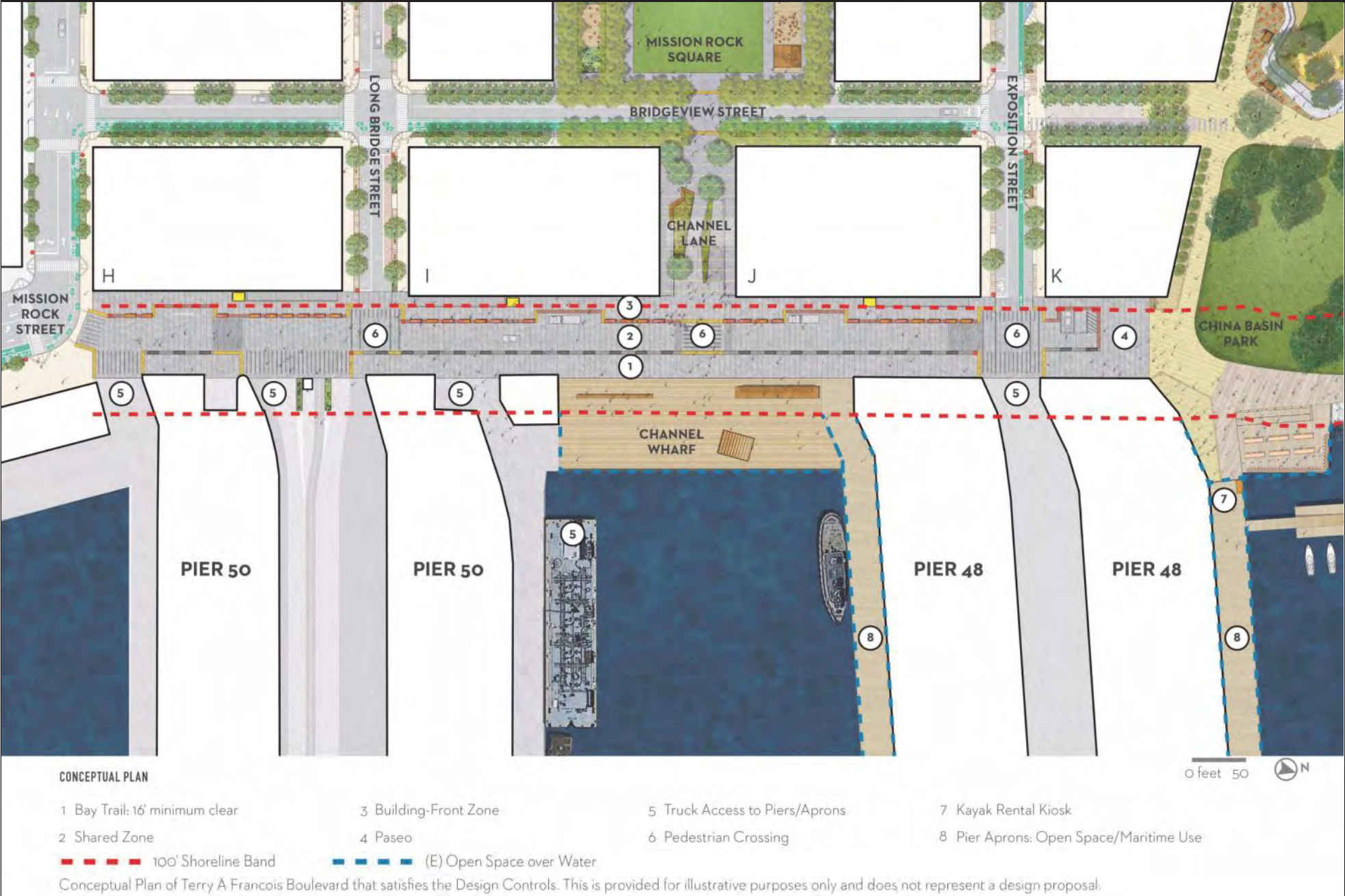
SEA LEVEL RISE ADAPTATION

Living with the Bay: China Basin Park



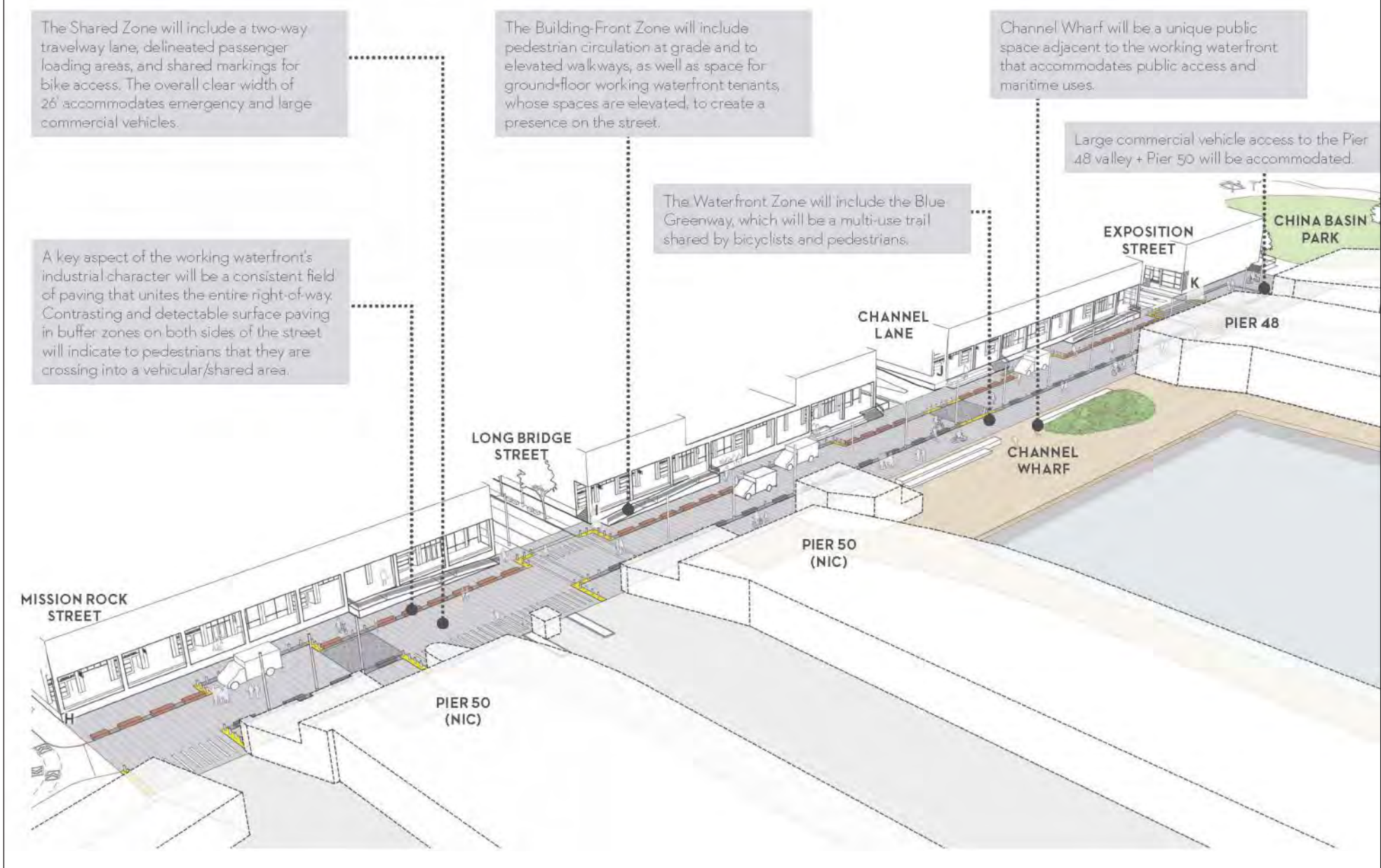
WORKING WATERFRONT

Terry A Francois Boulevard



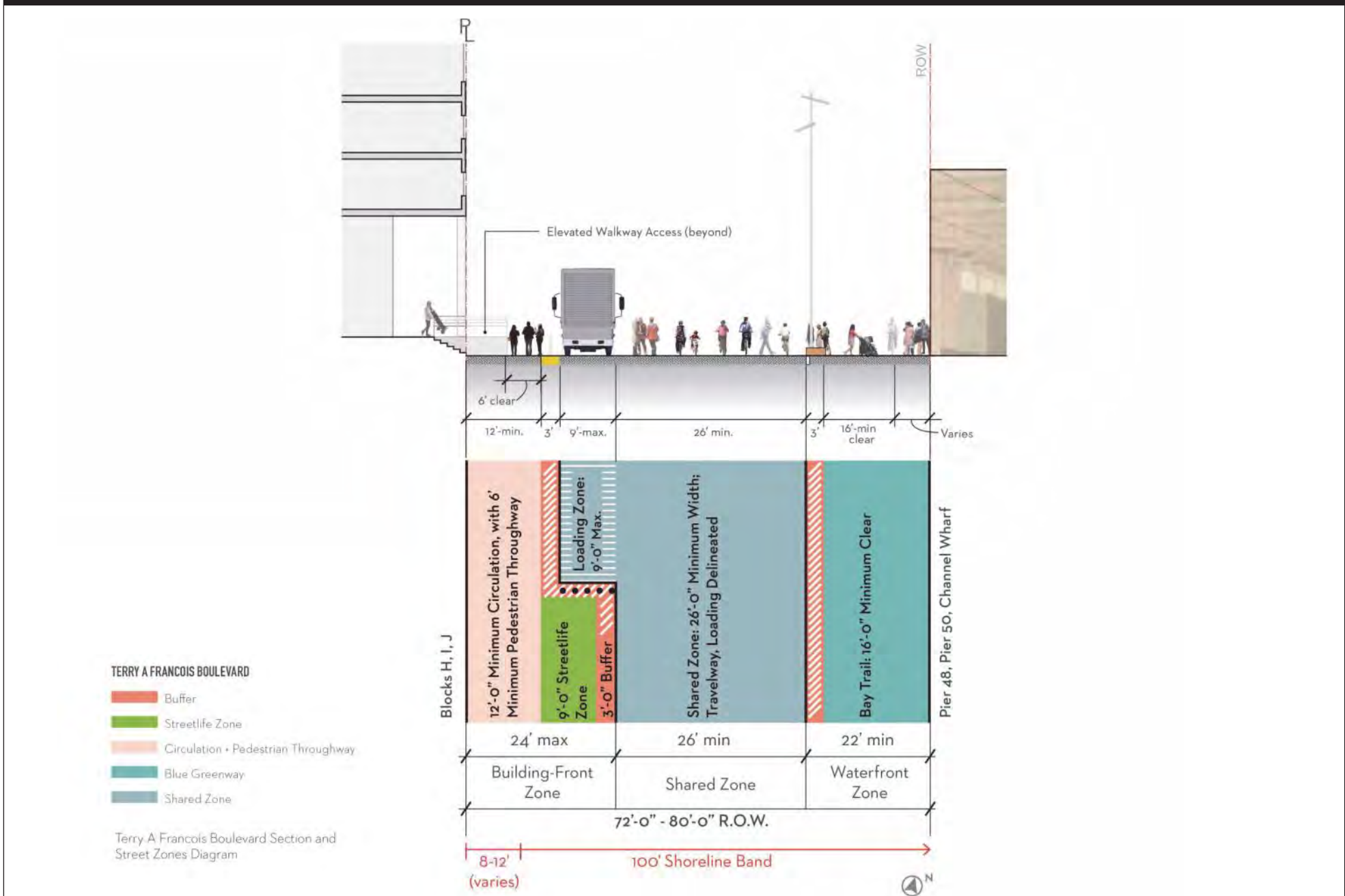
WORKING WATERFRONT

Terry A Francois Boulevard



WORKING WATERFRONT

Terry A Francois Boulevard



WORKING WATERFRONT



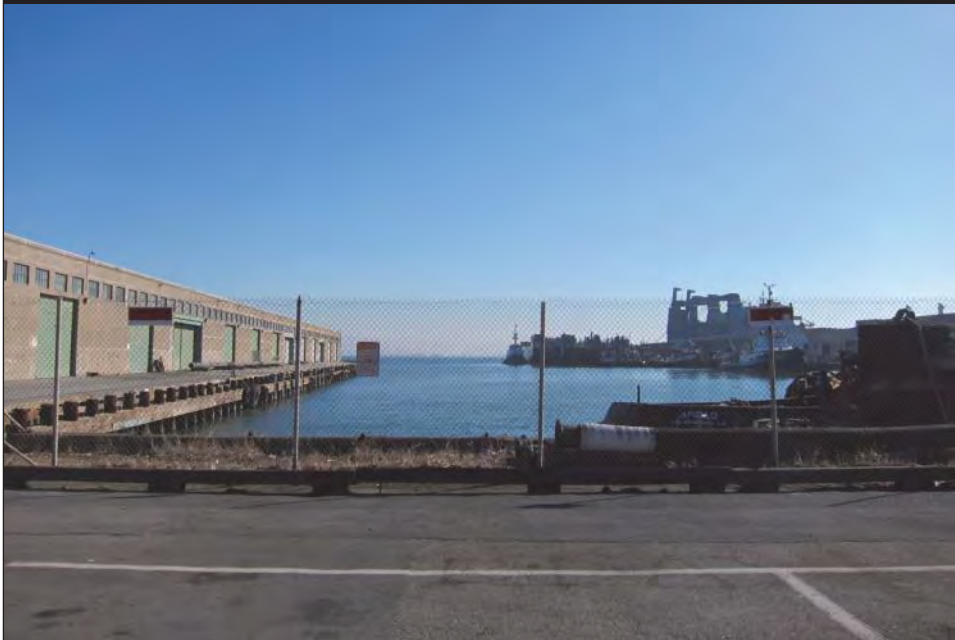
PARKS

Open Space Network



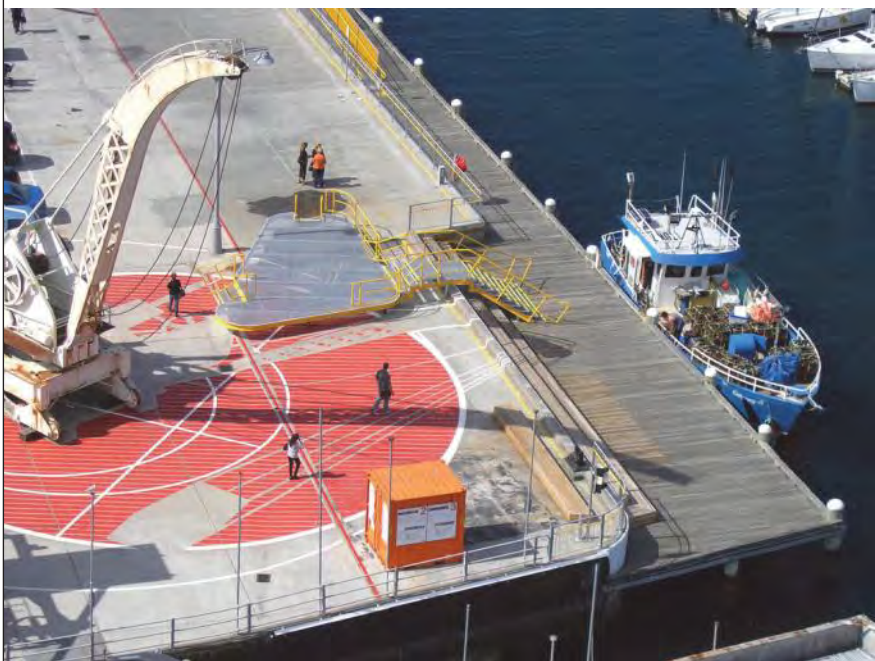
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Channel Wharf



PARKS

Channel Wharf: Precedent Images



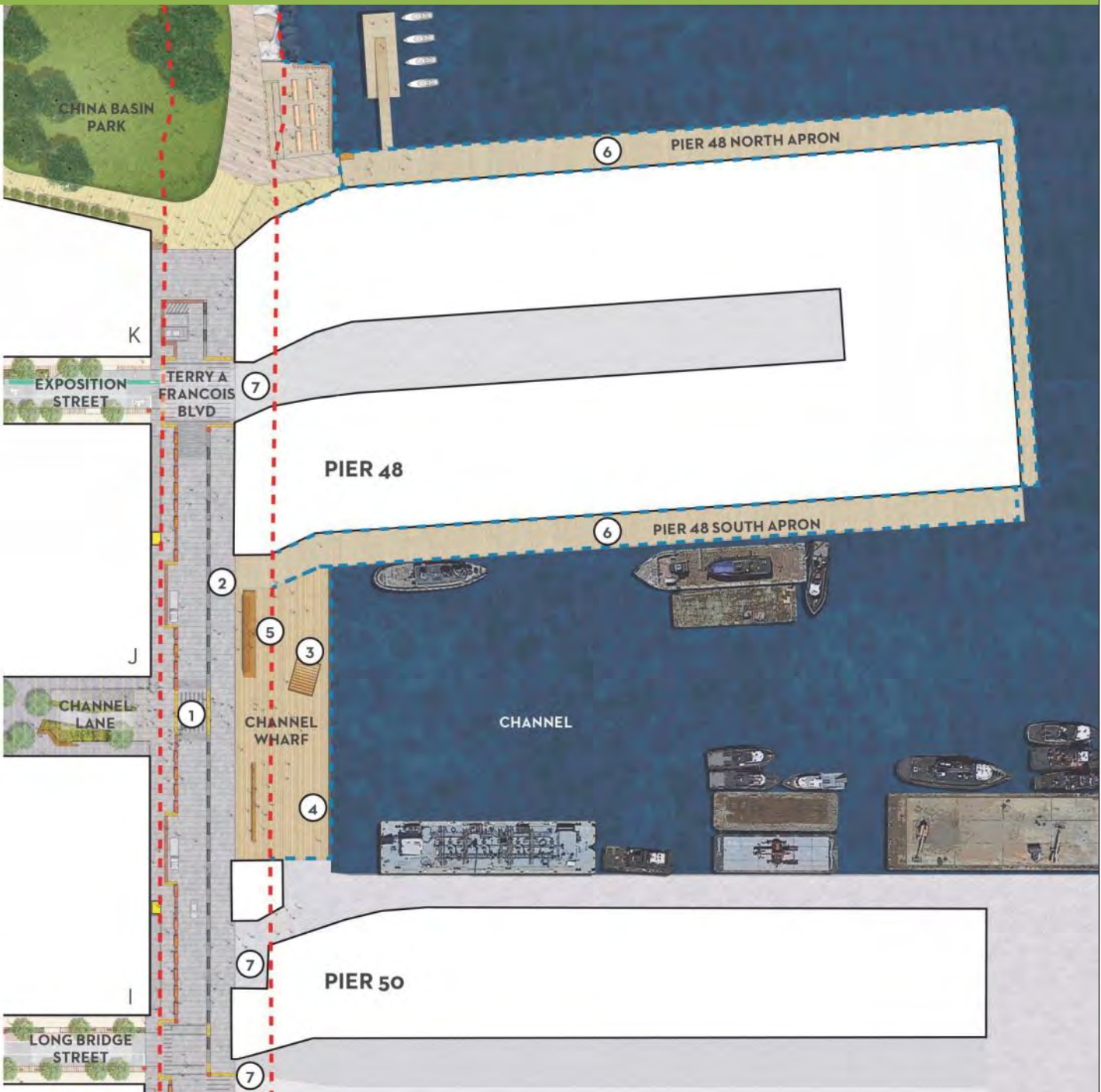
PARKS

- CONCEPTUAL PLAN
- 1 Pedestrian Crossing at Terry A Francois Blvd
 - 2 16'-minimum clear Bay Trail
 - 3 Channel Wharf: Public Art Opportunity
 - 4 Channel Wharf: Bull Rail at Water's Edge
 - 5 Channel Wharf: Public Seating
 - 6 Pier Aprons: Open Space/Maritime Access
 - 7 Pier Valley/Apron - Truck Access

- 100' Shoreline Band
- (E) Open Space over Water

Conceptual Plan of Mission Rock Waterfront that satisfies the Design Controls. This is provided for illustrative purposes only and does not represent a design proposal.

0 feet 50



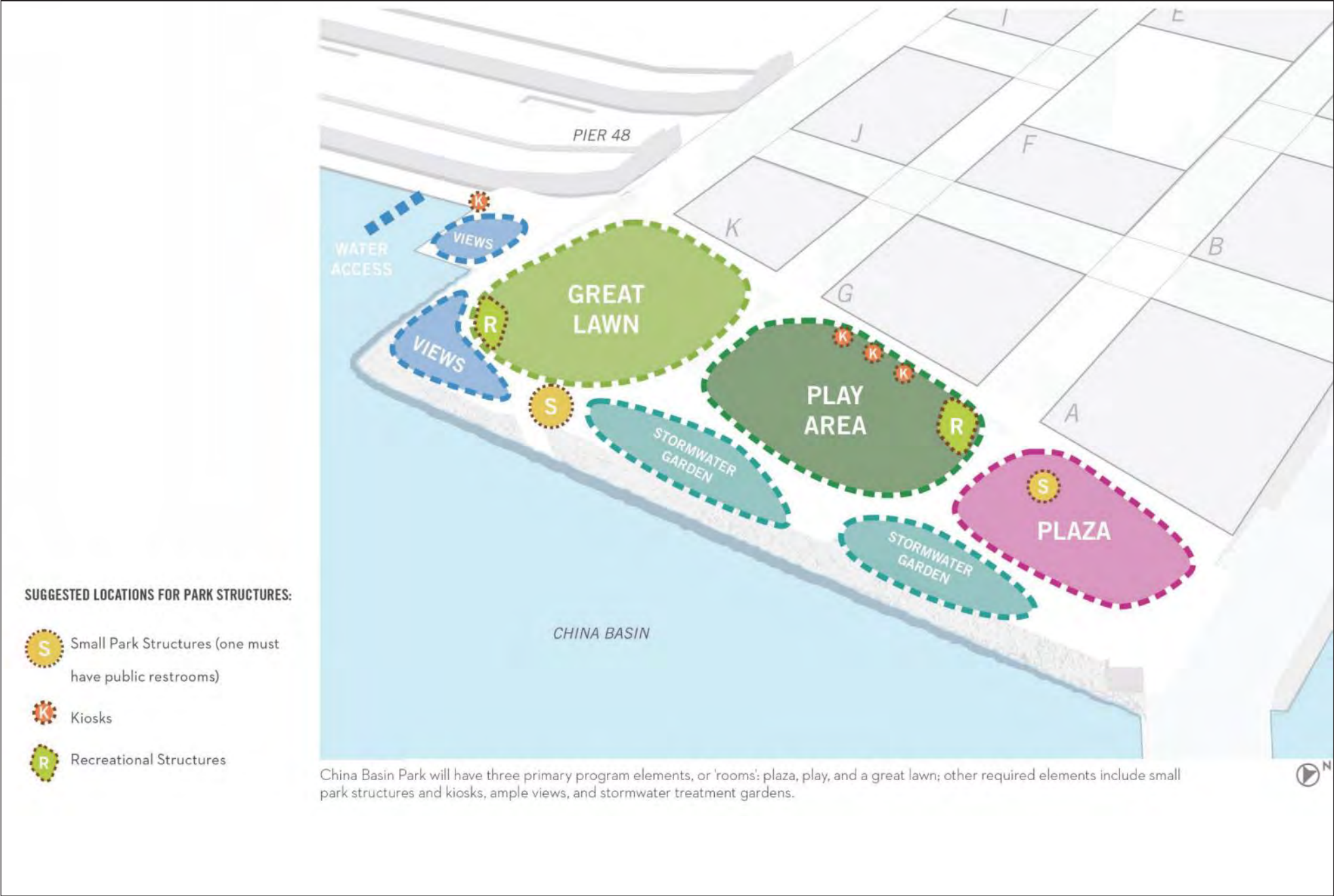
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China Basin Park



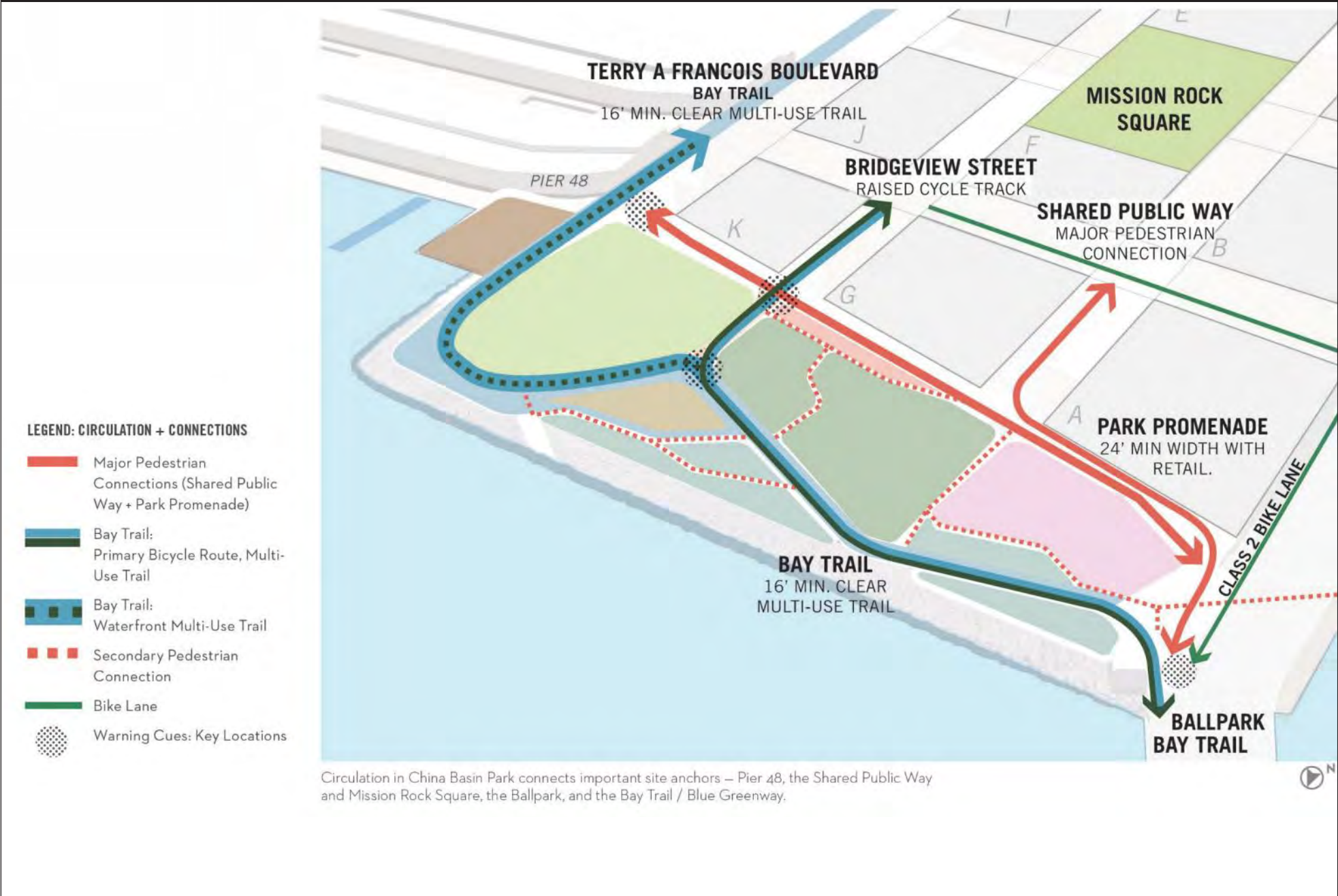
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Concept: 3 Rooms



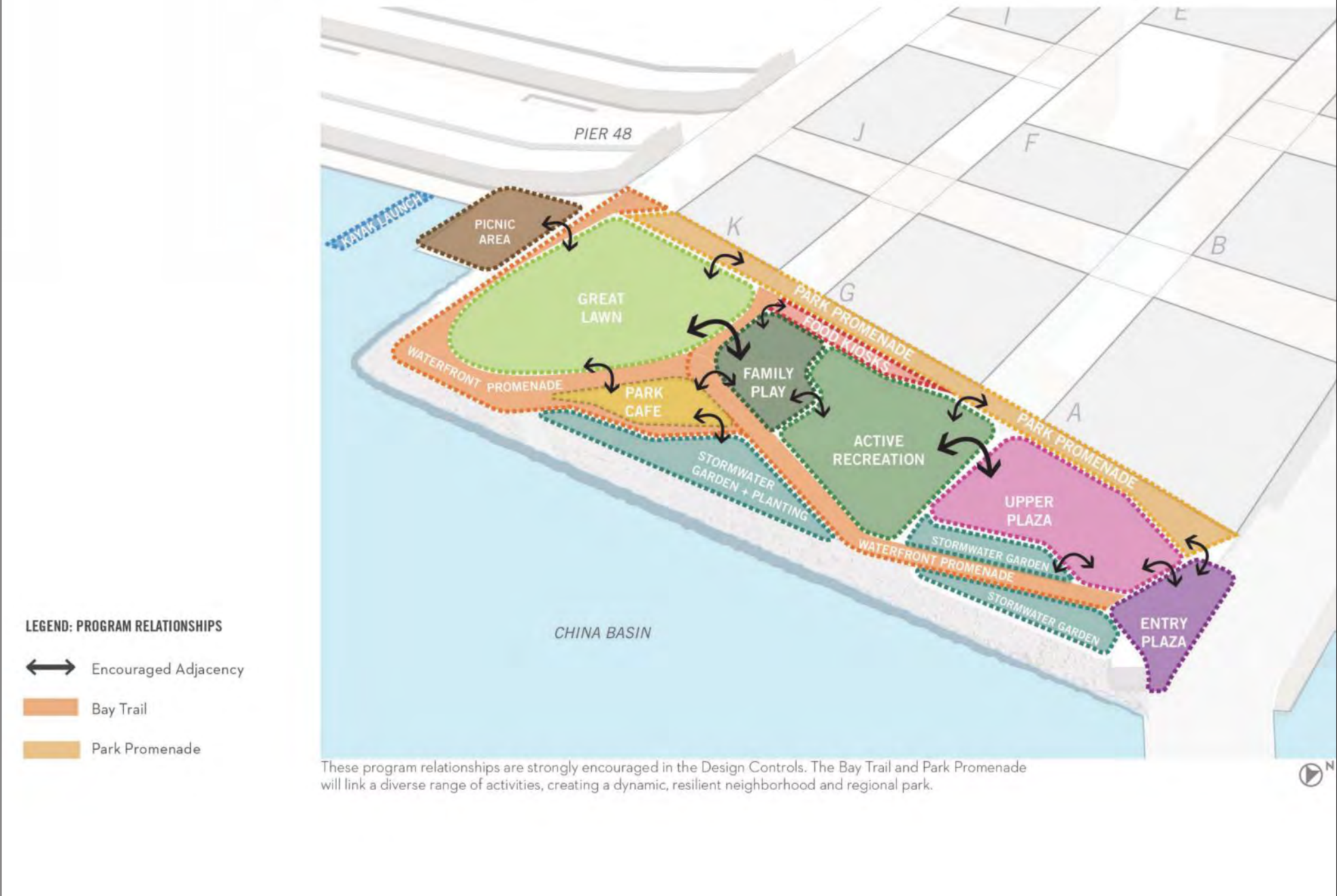
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Bay Trail and Circulation



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Program: Something for Everyone



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MISSION ROCK

